



PUBLIC SERVICE ELECTRIC AND GAS
COMPANY (PSE&G)
130' PSE&G STEEL TOWER #23/1-1
ROSELAND-LAMBERTVILLE
RIGHT OF WAY
ROUTE 202 & MOUNTAIN VIEW AVENUE
BRIDGEWATER TOWNSHIP
SOMERSET COUNTY, NJ 08807
BLOCK: 483 LOT: 20



COLLEEN CONNOLLY
NJ PROFESSIONAL ENGINEER # 24GE04133700

SCOPE OF WORK	
	The Installation Of An Unmanned Telecommunications Facility Including (12) Panel Antennas and Associated Appurtenances Attached to (2) Proposed Platforms On An Existing PSE&G Tower And Related Equipment Located Within An Existing Shared Equipment Compound At Grade.

PROJECT DIRECTORY

COUNTY:
Somerset County

BLOCK: 483
LOT: 20

CO-APPLICANT:
T-Mobile Northeast, LLC.
4 Sylvan Way
Parsippany, NJ 07454

PROPERTY OWNER:
Public Service Electric And Gas Company
(PSE&G)
80 Park Plaza - 6th Floor
Newark, NJ 07102

ENGINEERING PROJECT MANAGER:
Colleen Connolly, P.E.
Scherer Design Group
53 Frontage Road, Suite 260
Hampton, NJ 08827
(484) 633-0107

ATTORNEY:
Gregory Meese, Esq.
Price, Meese, Shulman & D'Armino, P.C.
(201) 391-3737

EXISTING USE: Public Utility With Wireless Communications Attachment

PROPOSED USE: Public Utility With Wireless Communications Attachment

LATITUDE: N40°37'17.69" (NAD83)
LONGITUDE: W74°37'52.86" (NAD83)
GROUND ELEVATION: 177' +/- (NAVD88)

LEGAL DESCRIPTION:

BLOCK: 483	ZONE: R40
LOT: 20	MAP #: 25

NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a

verizon 
WIRELESS
180 WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921

3	ATTORNEY COMMENTS	02/02/21	MH
2	ISSUED FOR ZONING	01/14/21	MH
1	ISSUED FOR PSE&G SUBMISSION #2	12/17/20	MH
NO.	ISSUE OR REVISION	DATE	BY

<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> DISAPPROVED/REVISE
--

JEFFREY FOOSE
BOARD CHAIRPERSON

DATE

DANIEL AHERN
BOARD SECRETARY

WILLIAM BURR IV, PE
BOARD ENGINEER

DATE

PRELIMINARY AND FINAL SITE PLANS

SDG PROJECT #: 19VNJ005

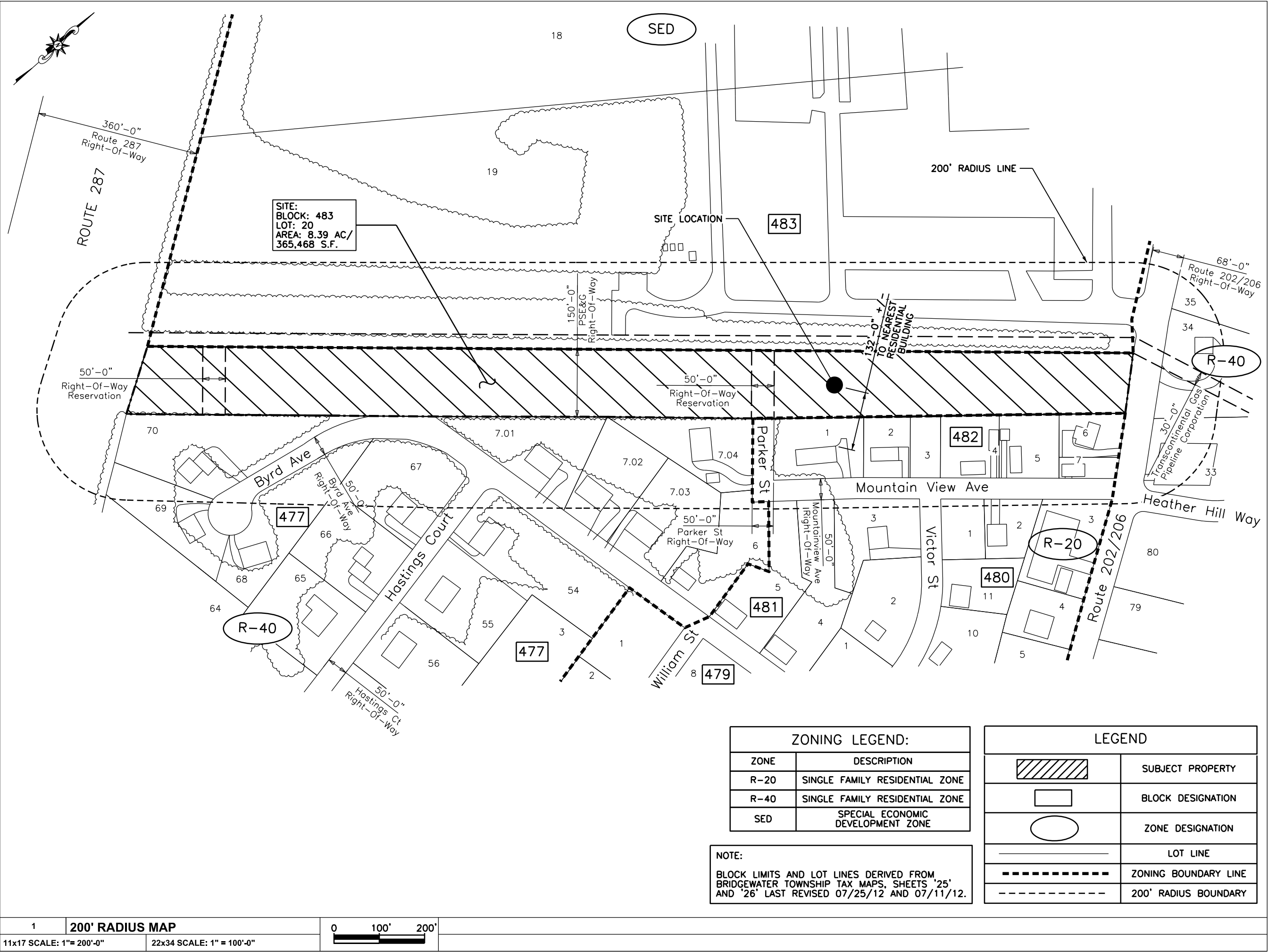
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COVER PAGE

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(TYPICAL DRAFTING STANDARDS FOR ALL SHEETS)	
Existing	Light, Upper And Lower Case Lettering When Labeling Existing Features
PROPOSED	BOLD, UPPER CASE LETTERING WHEN LABELING PROPOSED FEATURES
————	Light Lines Represent Existing Features
————	DARK LINES REPRESENT PROPOSED FEATURES



SITE:
BLOCK: 483
LOT: 20
AREA: 8.39 AC/
365,468 S.F.

SITE LOCATION

483

200' RADIUS LINE

R-40

R-20

ZONING LEGEND:

ZONE	DESCRIPTION
R-20	SINGLE FAMILY RESIDENTIAL ZONE
R-40	SINGLE FAMILY RESIDENTIAL ZONE
SED	SPECIAL ECONOMIC DEVELOPMENT ZONE

NOTE:

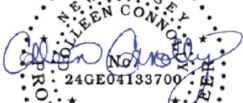
BLOCK LIMITS AND LOT LINES DERIVED FROM BRIDGEWATER TOWNSHIP TAX MAPS, SHEETS '25' AND '26' LAST REVISED 07/25/12 AND 07/11/12.

LEGEND

	SUBJECT PROPERTY
	BLOCK DESIGNATION
	ZONE DESIGNATION
	LOT LINE
	ZONING BOUNDARY LINE
	200' RADIUS BOUNDARY



Shelbourne at Hunterdon
53 Frontage Road, Suite 260
Hampton, NJ 08827
Ph 908.323.2513 Fax 908.323.2525
www.schererdesigngroup.com



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APPLICANT:

NEW YORK SMSA
LIMITED PARTNERSHIP
d/b/a



NORTHEAST LLC
A Delaware Limited Liability Company
4 Sylvan Way
Parsippany, NJ 07054

3	ATTORNEY COMMENTS	02/02/21	MH
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PRELIMINARY AND FINAL
SITE PLANS

130' PSE&G STEEL TOWER #23/1-1
ROSELAND-LAMBERTVILLE
RIGHT OF WAY
BLOCK: 483 LOT: 20
ROUTE 202 & MOUNTAIN VIEW AVENUE
BRIDGEWATER TOWNSHIP
SOMERSET COUNTY, NJ 08807

SDG PROJECT #: 19VNJ005

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200' RADIUS MAP

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ADJACENT PROPERTY LISTING				PAGE 1	ADJACENT PROPERTY LISTING				PAGE 2	ADJACENT PROPERTY LISTING				PAGE 1
TAXING DISTRICT 06 BRIDGEWATER TWP				COUNTY 18 SOMERSET	TAXING DISTRICT 06 BRIDGEWATER TWP				COUNTY 18 SOMERSET	TAXING DISTRICT 06 BRIDGEWATER TWP				COUNTY 18 SOMERSET
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS		PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS		PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
477 54	3 HASTINGS COURT OLD 3613/4&6	2	FLAHERTY, JEAN SUN 3 HASTINGS CT. BRIDGEWATER, NJ	08807	481 7.03	761 BYRD AVENUE	2	WROBLEWSKI, JOANNE 761 BYRD AVE BRIDGEWATER, NJ	08807.1334	483 17 C001	1041 ROUTE 202/206	4B	AR BRIDGEWATER II LLC 1420 US HWY 206 SE 200 BEDMINSTER, NJ	07921
477 66	4 HASTINGS COURT OLD 3613/4&6	2	AZARIAN, GLENN E. & POLLY P. 4 HASTINGS CT BRIDGEWATER, NJ	08807.1379	481 7.04	770 MOUNTAINVIEW AVE	2	HOPF, WILLIAM & LAUREN 770 MOUNTAIN VIEW AVE BRIDGEWATER, NJ	08807.1345	483 17 C002	1041 ROUTE 202/206	4B	COE BRIDGEWATER LLC, 25 WEST 39 STREET NEW YORK, NY	10018
477 67	2 HASTINGS COURT OLD 3613/4&6	2	SPETRILLO, FRANK & TARA 2 HASTINGS CT BRIDGEWATER, NJ	08807.1379	482 1	777 MOUNTAINVIEW AVENUE	2	JONG, KENNETH & NANCY 777 MOUNTAIN VIEW AVE BRIDGEWATER, NJ	08807.1344	483 17 C003	1041 ROUTE 202/206	4B	COE BRIDGEWATER LLC, 25 WEST 39 STREET NEW YORK, NY	10018
477 68	750 BYRD AVE ML 477/5	2	SURI, KIRAN 750 BYRD AVE BRIDGEWATER, NJ	08807.1335	482 2	781 MOUNTAINVIEW AVE LOT 3	2	VALENTE, BRUCE 781 MOUNTAIN VIEW AVE BRIDGEWATER, NJ	08807	483 17 C005	1041 ROUTE 202/206	4B	AR BRIDGEWATER II LLC 1420 US HWY 206 SE 200 BEDMINSTER, NJ	07921
477 69	751 BYRD AVE ML 477/5	2	CHAGANTY, ANANTH & NAGAMALLIKA 751 BYRD AVE BRIDGEWATER, NJ	08807.1334	482 4	791 MOUNTAINVIEW AVE.	2	STAZO, DAVID G. 791 MOUNTAIN VIEW AVE BRIDGEWATER, NJ	08807.1344	483 17 C0051	1041 ROUTE 202/206	1	AR BRIDGEWATER II LLC 1420 US HWY 206 SE 200 BEDMINSTER, NJ	07921
477 70	753 BYRD AVE	2	SANKARAN, S & SRINIVASAN, R 753 BYRD AVE BRIDGEWATER, NJ	08807.1334	482 5	785 MOUNTAINVIEW AVE	2	BOGUSKY, ELLEN S. 785 MOUNTAIN VIEW AVE BRIDGEWATER, NJ	08807.1344	483 17 C006	1041 ROUTE 202/206	1	AR BRIDGEWATER II LLC 1420 US HWY 206 SE 200 BEDMINSTER, NJ	07921
480 1	956 VICTOR STREET	1	ZEBLECKAS, JOHN, J.& DIANE 956 VICTOR ST BRIDGEWATER, NJ	08807.1363	482 6	985 ROUTE 202/206	2	RASKA AND CORSI L.L.C. 985 ROUTE 202/206 BRIDGEWATER, NJ	08807.1244	483 17 C007	1041 ROUTE 202/206	1	AR BRIDGEWATER II LLC 1420 US HWY 206 SE 200 BEDMINSTER, NJ	07921
480 2	788 MOUNTAINVIEW AVE	2	SPINDA, JOHN F SR & KATHLEEN M 788 MOUNTAIN VIEW AVE BRIDGEWATER, NJ	08807.1345	482 7	793 MOUNTAINVIEW AVE	2	PUTTA, SRINIVAS 793 MOUNTAINVIEW AVENUE BRIDGEWATER, NJ	08807	9990 1	COUNTY ROAD	15C	COUNTY OF SOMERSET PO BOX 3000 SOMERVILLE, NJ	08876.1262
481 3	780 MOUNTAINVIEW AVE	2	GOGULSKI, RICHARD & EVA 780 MOUNTAIN VIEW AVE BRIDGEWATER, NJ	08807.1345	483 20	4801 ROUTE 202/206	4A	PSEG, CORP. PROPERTIES DEPT. (T6B) 80 PARK PLZ STE 3 NEWARK, NJ	07102.4194	9990 2	STATE HIGHWAY	15C	STATE OF NJ DOT 1035 PARKWAY AVE EWING, NJ	08618.2309
481 4	775 BYRD AVENUE	2	CICCONE, ALBERT & ELIZABETH 775 BYRD AVE BRIDGEWATER, NJ	08807.1334	625 33	HEATHER HILL WAY	1	JCP&L&E SERVICE TAX DEPT 800 CABIN HILL DR GREENSBURG, PA	15601.1650	9990 3	TOWNSHIP	1	CABLEVISION & CRAIG MCLEOD 275 CENTENNIAL AVE PISCATAWAY, NJ	08854.3909
481 5	769 BYRD AVENUE	2	PEREZ, MICHAEL & CHERI A 769 BYRD AVE BRIDGEWATER, NJ	08807.1334	625 34	992 ROUTE 202/206	2	PISCIOTTA, JENNIFER C. 992 ROUTE 202/206 BRIDGEWATER, NJ	08807	9990 4	RECORD ONLY	1	NJ-AMERICAN WTR CO&GIS SPVS-D SHORT 1025 LAUREL OAK RD VOORHEES, NJ	08043.3506
481 6	763 BYRD AVENUE	2	YOUNG, CHRISTOPHER & VICTORIA 763 BYRD AVE. BRIDGEWATER, NJ	08807	625 35	996 ROUTE 202\206 NO	2	RODRIGUEZ, JANNETTE & ROLANDO 996 RTE 202-206 NORTH BRIDGEWATER, NJ	08807	9990 5	RECORD ONLY	1	PUBLIC SERVICE ELECTRIC & GAS 80 PARK PLZ # T6B NEWARK, NJ	07102.4109
481 7.01	757 BYRD AVENUE	2	DESAI, NIKIN Y. & SNEHA N. 757 BYRD AVE BRIDGEWATER, NJ	08807						9990 6	RECORD ONLY	1	SUNOCO PIPELINE LP/RIGHT OFWAY DEPT 525 FRITZTOWN RD SINKING SPRING, PA	19608.1509
481 7.02	759 BYRD AVENUE	2	HOO, CRAIG & YOLANDA 759 BYRD AVE. BRIDGEWATER, NJ	08807										

1	200' PROPERTY OWNERS LIST		
11x17 SCALE: NTS		22x34 SCALE: NTS	



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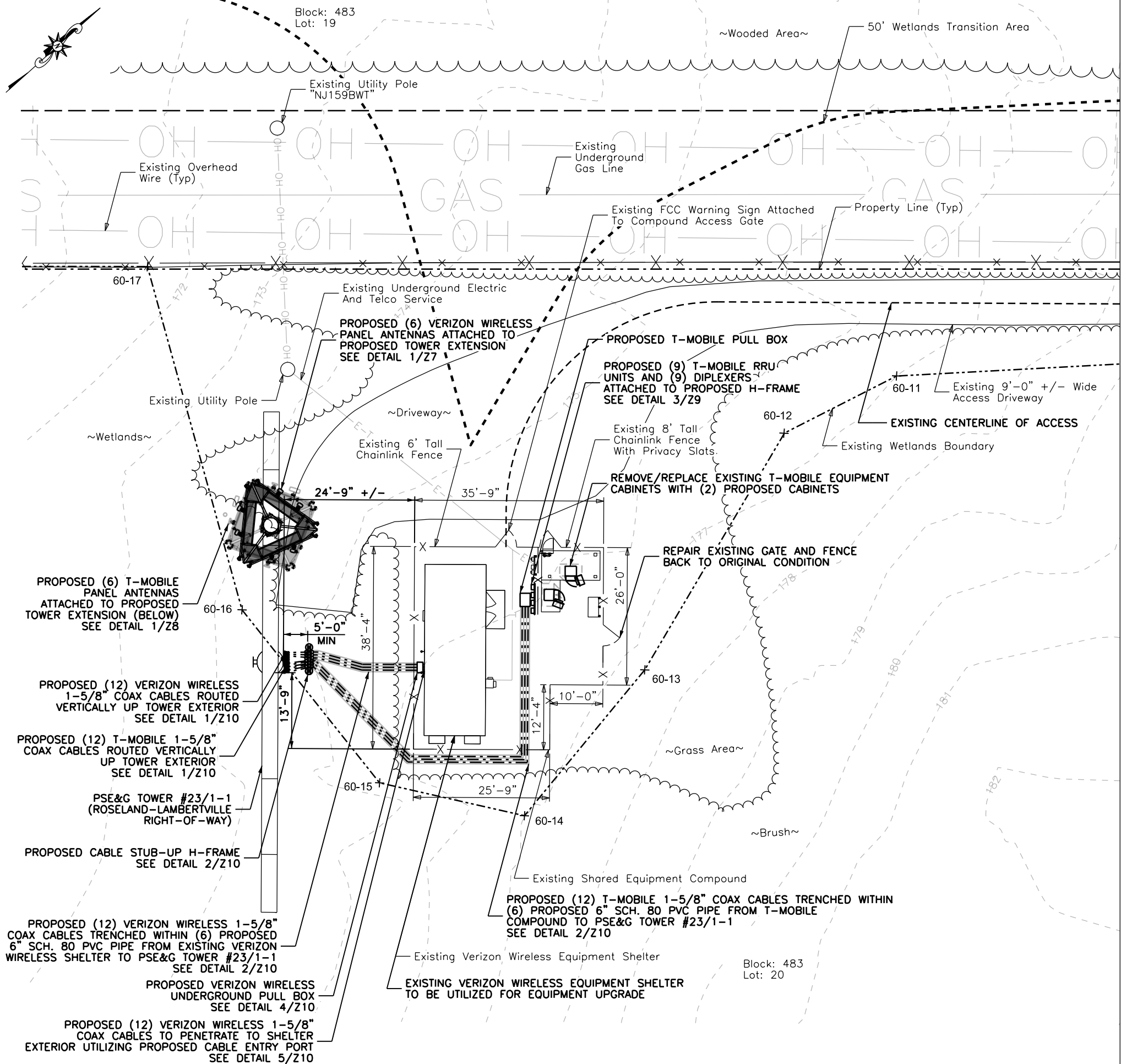
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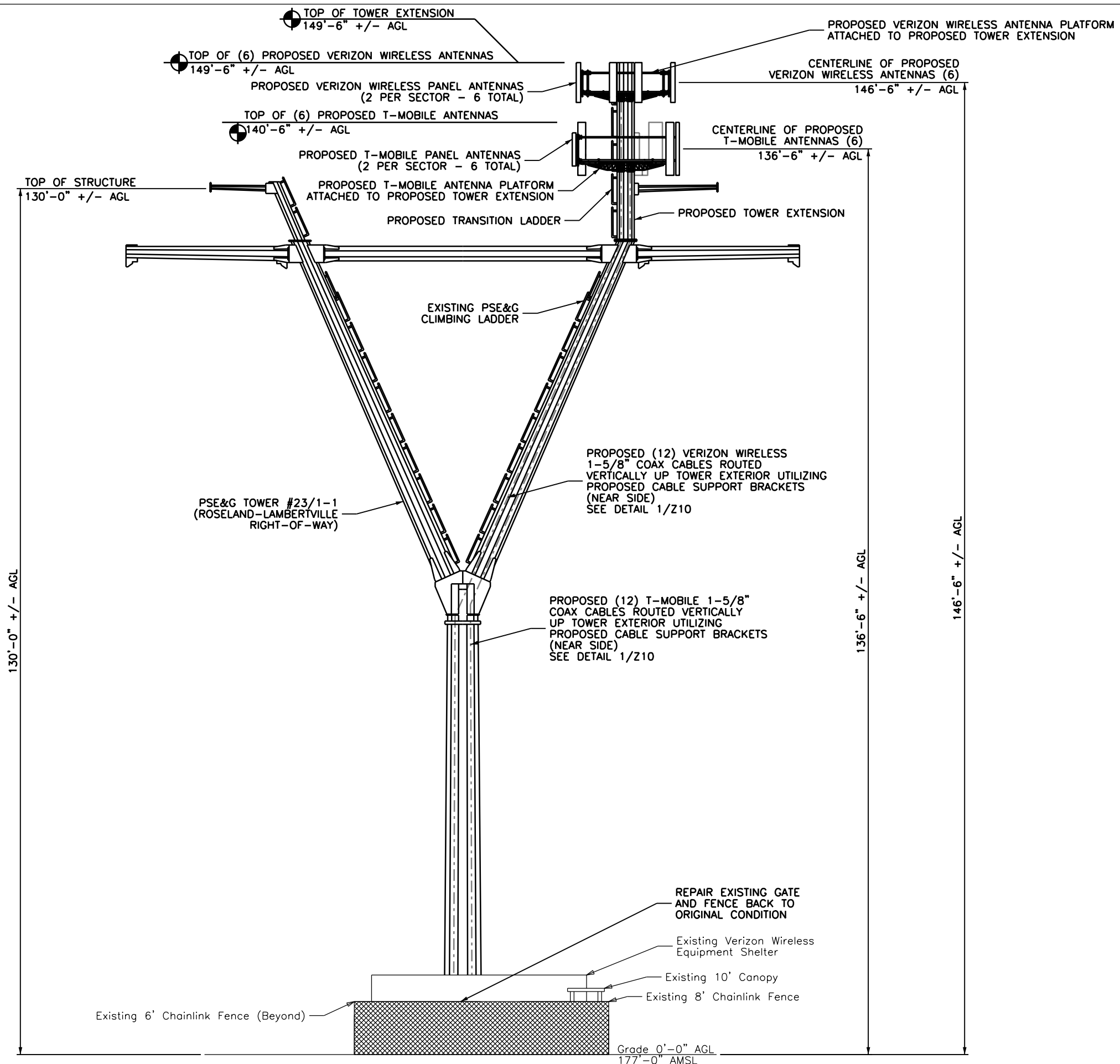
verizon
WIRELESS
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PRELIMINARY AND FINAL SITE PLANS					
130' PSE&G STEEL TOWER #23/1-1 ROSELAND-LAMBERTVILLE RIGHT OF WAY BLOCK: 483 LOT: 20 ROUTE 202 & MOUNTAIN VIEW AVENUE BRIDGEWATER TOWNSHIP SOMERSET COUNTY,NJ 08807					
SDG PROJECT #: 19VNJ005					
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200' PROPERTY OWNERS LIST					
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1. SITE PLAN AND PROPERTY LINE DATA SHOWN WAS DERIVED FROM A PSE&G SURVEY ENTITLED 'ROSELAND SWITCH TO BRANCHBURG SWITCH TRANSMISSION PROJECT' DATED 09/04/19.
2. THE PSE&G TOWER IS NOT LOCATED WITHIN AN EXISTING FLOODPLAIN. EXISTING FLOODPLAIN DATA SHOWN WAS DERIVED FROM EXISTING PSE&G PLANS 'ROSELAND SWITCH TO BRANCHBURG SWITCH TRANSMISSION PROJECT' DATED 09/04/19.
3. A PASSING STRUCTURAL ANALYSIS OF THE PROPOSED INSTALLATION WAS COMPLETED BY MAIN LINE ENERGY CONSULTANTS LLC DATED 12/08/20 (T-MOBILE) AND 12/14/20 (VERIZON WIRELESS).
4. NO STREAMS ARE PROPOSED FOR ALTERATION, IMPROVEMENT OR RELOCATION AND NO DRAINAGE STRUCTURE OR FILL IS PROPOSED OVER, UNDER, IN OR ALONG A RUNNING STREAM.
5. AS PER SURVEY REFERENCED IN NOTE 1, THERE ARE NO DRAINAGE SWALES LOCATED WITHIN 200' OF THE COMPOUND.
6. THE FACILITY IS EXISTING AND WILL CONTINUE TO BE USED FOR AN UNMANNED WIRELESS COMMUNICATION FACILITY. THE FACILITY WILL NOT BE STAFFED FULL TIME AND WILL BE VISITED FOR MAINTENANCE APPROXIMATELY ONCE PER MONTH. THE SITE TECHNICIAN MAY PARK IN THE EXISTING GRAVEL ACCESS DRIVE.
7. ACCESS TO THE SITE WILL REMAIN VIA AN EXISTING DRIVEWAY FROM ROUTE 202/206. THERE WILL BE NO IMPACT ON EXISTING TRAFFIC PATTERNS.
8. THERE WILL BE NO NEW UTILITIES PROVIDED TO THE EXISTING FACILITY. UTILITIES WILL BE FROM EXISTING SERVICES UNLESS OTHERWISE NOTED.
9. PROPOSED FACILITY WILL BE MONITORED 24 HOURS A DAY, 7 DAYS A WEEK FROM A REMOTE LOCATION.
10. THERE WILL BE NO COMMERCIAL SIGNS ON SITE. ONLY FCC REQUIRED WARNING SIGNS WILL BE INSTALLED ON THE ENTRANCE GATE OF THE COMPOUND IF NEEDED.
11. TOWER LIGHTING REQUIREMENTS PER FAA WILL BE DETERMINED ONCE FINAL FAA APPROVAL IS RECEIVED.
12. TRASH DISPOSAL IS NOT REQUIRED IN CONNECTION WITH THE PROPOSED INSTALLATION.
13. THE CONTRACTOR SHALL ABIDE BY ALL CURRENT LOCAL, STATE, AND NATIONAL CODES THAT ARE APPLICABLE.
14. PROPOSED ELECTRONIC EQUIPMENT WILL NOT INTERFERE WITH PUBLIC SAFETY COMMUNICATIONS.
15. THE PROPOSED INSTALLATION WILL REQUIRE TRENCHING WITHIN EXISTING WETLANDS TRANSITION AREA. A WETLANDS PERMIT APPLICATION WILL BE SUBMITTED PRIOR TO SUBMISSION OF FINAL ZONING DOCUMENTS.
16. PROPOSED AREA OF DISTURBANCE IS ~221.5 SF AND WILL BE MARKED OUT DURING CONSTRUCTION.
17. THE PROPOSED INSTALLATION WILL NOT EFFECT ANY EXISTING TREES, WOODLANDS, OR WATERWATS DURING CONSTRUCTION.
18. THERE WILL BE NO PROPOSED LIGHTING AND ALL EXISTING LIGHTING WILL REMAIN.
19. THERE WILL BE AN ADDITION TO EXISTING IMPERVIOUS AREA AND A TEMPORARY DISTURBANCE DURING THIS INSTALLATION. ADDITIONAL EXISTING IMPERVIOUS AREA TO BE 1.6 SF DUE TO PROPOSED H-FRAME. TEMPORARY DISTURBANCE AREA TO BE ~66 SF. FOR PROPOSED VERIZON WIRELESS INSTALLATION AND ~145.5 SF. FOR PROPOSED T-MOBILE INSTALLATION. TOTAL TEMPORARY DISTURBANCE AREA ~211.5 SF.





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[Signature]
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